

# RENO CITY PLANNING COMMISSION

<b>Members:</b>	Voice Mail	Paul Olivas .....	326-8861
Dagny Stapleton, Chair .....	326-8860	Charles Reno .....	326-8863
Kevin Weiske, Vice-Chair .....	326-8859	Kathleen Taylor .....	326-8858
Doug D. Coffman.....	326-8864	Jason Woosley .....	326-8862

Wednesday, July 9, 2014  
**6:00 p.m.**

City Council Chambers  
Reno City Hall  
1 East First Street, Reno, Nevada

**Posting:** This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - [www.reno.gov](http://www.reno.gov).

**Support Materials:** Staff reports will be available for review the Friday prior to the above identified meeting at [www.reno.gov](http://www.reno.gov). The designated contact to obtain support materials is the City Clerk, Lynette Jones, One East First Street, Second Floor, 775-334-2030.

**Order of Agenda:** A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

**Public Comment:** Public comment, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

**Accommodations:** We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 775-334-2576 prior to the date of the meeting.

**Appeal Process:** Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

## **AGENDA**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.
- IV. APPROVAL OF MINUTES OF JUNE 4, 2014 REGULAR MEETING. **(For Possible Action)**

V. CITY COUNCIL LIAISON REPORTS

- VI. UNFINISHED BUSINESS/PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.

1. LDC14-00023 (West Meadows Estates) - This is a request for a: 1) Master Plan amendment to change the Master Plan land use designation from Single Family Residential on ±104.5 acres, Unincorporated Transition on ±15.5 acres and Open Space on ±79 acres to Special Planning Area on ±199.1 acres; and 2) zoning map amendment to change the zoning from LLR1 (Large Lot Residential – 1 acre) on ±78.1 acres, UT40 (Unincorporated Transition – 40 acres) on ±79 acres, SF15 (Single Family Residential – 15,000 Square Feet) on ±26.4 acres and Open Space on ±15.5 acres to PUD (Planned Unit Development) to allow development of ±98.6 acres of single family uses with up to 493 single family residential units with a gross density of ±5 units per acre, ±10 acres of commercial uses with a maximum gross floor area of 100,000 square feet and ±90.5 acres of open space uses. This is a Project of Regional Significance as the proposed uses will generate more than 187,500 gallons of sewage per day (±518,000 gallons per day) and more than 6,250 average daily trips (±9,079 average daily trips). The subject area includes five parcels located north of US Highway 40 totaling ±199.1 acres in an area spanning ±1,500 feet west and ±3,500 feet east of the intersection of Summerset Drive and US Highway 40. njg [Ward 5] **(For Possible Action – Recommendation to City Council)**

*This item was continued from the May 7, 2014 Planning Commission meeting.*

- VII. PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.

1. LDC14-00040 (Moana Mini Storage Expansion) - This is a request for a special use permit to construct a two story, 10,600 square foot expansion to an existing mini storage facility in the MU/SVTC (Mixed Use/South Virginia Transit Corridor) zone. The ±16,466 square foot site is located on the west side of Smith Drive (3335 Smith Drive), ±250 feet north of its intersection with West Moana Lane. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. lmb [Ward 2]

2. LDC14-00042 (Dolan Lexus SUP) - This is a request for a special use permit to establish an auto sales and service use on a ±6.3 acre site located on the southwest corner of South Virginia Street/Green Acres Drive intersection (7175 South Virginia Street) in the MU/SVTC (Mixed Use/South Virginia Transit Corridor) zones. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. vak [Ward 2] **(For Possible Action)**
3. LDC14-00036 (Brookfield School Zone Change) - This is a request for a zoning map amendment from PO (Professional office) to PF (Public Facility) on a ±29,392 square foot site located ±550 feet south of South McCarran Boulevard and ±500 feet west of Talbot Lane (6778 South McCarran Boulevard). The site has a Master Plan land use designation of Mixed Residential. vak [Ward 2] **(For Possible Action)**
4. LDC14-00041 (Featherlite of Reno Inc.) - This is a request for a special use permit to establish trailer sales and service uses on a ±1.49 acre site located on the west side of North Virginia Street, south of its intersection with Bailey Drive and ±150 feet north of Vista Rafael Parkway (4709 North Virginia Street) in the MU/NVTC (Mixed Use/North Virginia Transit Corridor) zones. The site has a Master Plan land use designation of Special Planning Area/North Virginia Street Transit Corridor. vak [Ward 4] **(For Possible Action)**

VIII. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT INCLUDING RECOMMENDATION TO CITY COUNCIL TO APPOINT A PLANNING COMMISSIONER TO THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION. **(For Possible Action – Recommendation to City Council)**

IX. DISCUSSION REGARDING THE DEFINITION OF A CHURCH IN TITLE 18. **(For Possible Action)**

X. STAFF ANNOUNCEMENTS

1. Report on status of Planning Division projects.
2. Announcement of upcoming training opportunities.
3. Report on status of responses to staff direction received at previous meetings.
4. Report on actions taken by City Council on previous Planning Commission items.

- XI. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS  
**(For Possible Action)**
- XII. PUBLIC COMMENT – This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.
- XIII. ADJOURNMENT **(For Possible Action)**

**IF THE MEETING GOES BEYOND 11:00 P.M., THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.**